

County of Passaic  
Board of County Commissioners



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Louis E. Imhof  
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Date: May 13, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING CHANGE ORDER NO. 4 FOR CAP ELEVATOR, LLC,  
FOR THE ELEVATOR MODERNIZATION AND REHABILITATION PROJECT AT PREAKNESS  
HEALTHCARE CENTER, PER BID C-23-001, PURSUANT TO N.J.A.C. 5:30-11.3 ET SEQ.

THIS RESOLUTION WAS REQUESTED BY:  
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	5/13/2025
Introduced Date	5/2/2025
Adopted Date	
Agenda Item	43.
CAF#	C-04-55-176-002-905
Purchase Req. #	23-03298
Result	

Public Works

COMMITTEE NAME

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 4 FOR CAP ELEVATOR, LLC, FOR THE ELEVATOR MODERNIZATION AND REHABILITATION PROJECT AT PREAKNESS HEALTHCARE CENTER, PER BID C-23-001, PURSUANT TO N.J.A.C. 5:30-11.3 ET SEQ.**

**WHEREAS**, the County of Passaic (hereafter “County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

**WHEREAS**, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners of the County of Passaic (hereafter “Board”) is vested with managing the property, finances, and affairs of the County; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-4, et seq., every contract awarded by the County, for the provision or performance of any goods or services, the cost of which in the aggregate exceeds the bid threshold [40A:11-3], shall be awarded only by resolution of the Board to the lowest responsible bidder after public advertising for bids and bidding thereof; and

**WHEREAS**, on February 22, 2023, the Purchasing Agent issued C-23-001, Elevator Modernization, and Rehabilitation at Preakness Healthcare Center (hereafter “C-23-001”) seeking sealed proposals from qualified bidders for the Elevator Modernization Project at Preakness Healthcare Center; and

**WHEREAS**, on April 11, 2023, the Board passed Resolution No. R-23-0372 authorizing an award of contract to CAP Elevator, LLC, the lowest responsible bidder under C-23-001, in an amount not to exceed two million two hundred fifty-five thousand dollars (\$2,255,000.00); and

**WHEREAS**, pursuant to N.J.A.C. 5:30-11.3, et seq. the Board can authorize, permit, or accept change orders for work performed, services rendered, materials, supplies, or equipment delivered or provided pursuant to the conditions as set forth therein; and

**WHEREAS**, on October 10, 2023, the Board passed Resolution No. R-23-0953 authorizing Change Order No. 1 to CAP Elevator, LLC, under C-23-001 in the amount of twenty-nine thousand six hundred dollars (\$29,600.00), with a new award, as a result of the increase, of two million two hundred eighty-four thousand six hundred dollars (\$2,284,600.00); and

**WHEREAS**, on December 28, 2023, the Board passed Resolution No. R-23-1239, authorizing Change Order No. 2 to CAP Elevator, LLC, under C-23-001, in the amount of one hundred thirty-five thousand three hundred eighty dollars (\$135,380.00), with a new award amount, as a result of the increase, of two million four hundred nineteen thousand nine hundred eighty dollars (\$2,419,980.00); and

**WHEREAS**, on October 22, 2024, the Board passed Resolution R-24-945, authorizing Change Order No. 3, to CAP Elevator, LLC, under C-23-001, in the amount of twenty-nine thousand seven hundred fifty dollars (\$29,750.00), with a new total contract award, as a result of the increase, in the amount of two million, four hundred forty-nine thousand seven hundred thirty dollars (\$2,449,730.00); and

**WHEREAS**, the Passaic County Engineer is recommending that Change Order No. 4 be authorized for a net addition in the amount of one hundred eighty seven thousand eight hundred sixty dollars (\$187,860.00) due to requests by Preakness Healthcare and mandates to NJ-DCA that were a combination of additional scope of work, mandates by the Authority Having Jurisdiction and unforeseen conditions, with a new total contract award, as a result of the increase, in the amount of two million six hundred thirty seven thousand five hundred ninety dollars (\$2,637,590.00); and

**WHEREAS**, funds are available in Account No. C-04-55-176-002-905, or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2025 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

**WHEREAS**, this matter was discussed at the April 30, 2025 meeting of the Public Works Committee, and is being recommended to the Board for approval.

**NOW, THEREFORE, LET IT BE RESOLVED**, pursuant to N.J.A.C. 5:30-11.3, et seq.,

the Board of County Commissioners of the County of Passaic authorize Change Order No. 4 for the contract with CAP Elevator, LLC, under C-23-001, in the increased amount of one hundred eighty seven thousand eight hundred sixty dollars (\$187,860.00) with a new award as a result of the increase, in the amount of two million six hundred thirty seven thousand five hundred ninety dollars (\$2,637,590.00).

**LET IT BE FURTHER RESOLVED**, that the County Engineer is authorized and directed to comply with all of the general requirements for change orders as set forth in N.J.A.C. 5:30-11.3, et seq.

**LET IT BE FURTHER RESOLVED**, that the Clerk of the Board, County Counsel, County Engineer, and Director of Board of County Commissioners are authorized to take any other action necessary to carry out the purpose of this Resolution.

ZMQ

May 13, 2025